

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, June 13, 2016
City Hall, Room 210
4:00 p.m.

MEMBERS: Chairperson Ald. Mark Steuer, Roger Retzlaff, Dave Boyce, Susan Ley, Patti Olson, Dennis Doucette, and Jason Flatt – HPC staff person

MEMBERS EXCUSED: Jeanine Mead

ALSO PRESENT: Steven Peters, Vanessa Blanchette, Ryan Harrill, Tony Ehrbar, Wendy Townsend, Ald. Nennig, and Joe Faulds, City Attorney

APPROVAL OF MINUTES:

Approve May 16, 2016 minutes

Discussion ensued to strike from the minutes: Item #5 the following: *currently under renovation and socially significant.*

Item #6 note that Tina Dettman-Beilefeldt wasn't present.

A motion was made by S. Ley and seconded by R. Retzlaff to approve the May 16, 2016 minutes. Motion carried.

APPROVAL OF AGENDA:

Modify and adopt agenda

A motion was made by R. Retzlaff and seconded by P. Olson to adopt the agenda. Motion carried.

DESIGN REVIEWS:

1. Design Review 816 Shawano Avenue

Steven Peters appeared and stated the carport and porch overhang are in serious disrepair; neither is original to the house and need to be removed. The lean-to against the garage on the north side of the house isn't up to code and also needs to be removed. He believes the original siding is still behind the lean-to; however, if it isn't he plans to replace the siding to match the rest of the garage.

A motion was made by R. Retzlaff and seconded by S. Ley to approve the removal of the requested structures at 816 Shawano Avenue. Motion carried.

2. Design Review 633 Porlier Street

Nobody appeared for this item.

P. Olson reported that the owner was going to build a detached garage.

Ald. Steuer stated this item will be postponed until the next meeting.

3. Design Review 820 S. Quincy Street

Vanessa Blanchette appeared and stated they want to build a two-story addition onto the back of the house. The first level would be a mud/laundry room and above that a master bedroom/bathroom. A sample of historical looking siding for the addition was displayed and V. Blanchette said the siding will eventually be placed on the rest of the house. The windows on the blueprints are incorrect, they will look like the existing transom windows.

R. Retzlaff stated an inappropriate design was made during an earlier renovation by installing transom windows that were not consistent with the original design of the home.

A motion was made by R. Retzlaff and seconded by S. Ley to approve the addition at 820 S. Quincy Street, with the recommendation that the transom windows follow the divided light arrangement as the windows immediately below them to keep it historically correct. Motion carried.

4. Design Review 139 N. Broadway

Ryan Harrill and Tony Ehrbar appeared and stated they want to remodel the interior and exterior of the building. The existing garage door in the back of the building will be replaced by a smaller door with a transom window above it, and the plastic windows on each side of the garage will be replaced with glass. The facility will be used as a wedding venue.

Wendy Townsend, Economic Development Administration, reported their business was approved for the revolving loan project and that the State did a historic review on their plans and found there wasn't a need for a 30 day review.

A motion was made by R. Retzlaff and seconded by P. Olson to approve the renovation at 139 N. Broadway as proposed, and recommended the masonry infill be highlighted by a reveal to indicate the original openings and to mitigate infill masonry units not matching size and joint pattern of existing masonry. Motion carried.

COMMUNICATIONS:

5. Discussion of the August 7 event featuring the 3rd US Infantry Regiment (Old Guard) Color Guard presentation at the Tall Ships Festival.

J. Flatt stated there will be a discussion regarding the Tall Ships Festival on June 21st at 9:00 a.m. in the Neville Museum. The 3rd Infantry Regiment reported that they will send a Continental Color Guard, consisting of three flag bearers and two musketeers for the Bicentennial.

Discussion that followed included the relationship of Green Bay with the 3rd Infantry, choosing a location for the flag raising ceremony, creating a written document

detailing this relationship to be placed at that location, and possibly purchasing a replica flag from 1816.

Ald. Steuer stated he will have more details regarding this event after the meeting at the Neville.

6. Update by the Neville Public Museum regarding the public archaeology work.

Ald. Steuer discussed the email and blog he received from Beth Lemke, Director of the Neville Museum. The ground penetrating radar used at the archaeological survey revealed what may be the remains of the wall foundations from Ft. Howard.

Wendy Townsend reported that the ground penetrating equipment will be at the Tall Ships Festival and that children will be encouraged to use it and to participate in the field of archeology.

Ald. Steuer stated the Neville Museum will hold an Archaeology Camp for children June 28th through the 30th.

CONTINUING BUSINESS:

7. Report by Jason Flatt on projects and initiatives from May and projected for June. A schedule for future meetings with various neighborhood associations and other groups will be discussed.

J. Flatt briefly summarized his report to include: continued contact with the 3rd Infantry Regiment regarding the bicentennial of Fort Howard; 704 S Jackson, a preservation award nominee, will be eventually painted; and Whitney School has been purchased and may be developed into a community center. He is still waiting to hear if the east side of downtown will be considered an historic district.

Wendy Townsend stated she has viewed preliminary plans for the Whitney School and said it may be developed into mixed residential housing.

J. Flatt reported that William Peters has taken the lead as the Ft. Howard neighborhood association president. At the June 8 meeting they discussed applying for a 501(c)3 status to allow them to fundraise with an eye toward purchasing and proposing a use for the property at 414 N Maple.

Discussion included widening N. Webster to include bike lanes.

8. Report on the Wisconsin Association of Historic Preservation Commissions meeting held April 22-23, 2016.

Ald. Steuer stated the meeting was held at Heritage Hill State Park. J. Flatt reported that a speaker shared how they created their preservation ordinances regarding vinyl siding.

9. Status Report on the Common Council revising HP ordinances in order for Green Bay to achieve CLG status.

Atty. Faulds stated that J. Flatt has been working hard to obtain CLG status, with assistance from the City Attorney's Office. There was an earlier concern that if Assembly Bill 568 passed, then the City needed the owner's consent to designate the property a historic landmark, which would render the ordinances moot. The law, however, did pass with amended language which will be incorporated into the draft ordinance. The Bill states if the HPC wanted to designate an historic district, a public hearing must be held and the property owner shall be notified through first class mail. If it is designated against the owner's wishes, then the owner has the right to appeal before the Common Council.

Discussion included what considerations would be put in place to consider a property as historic.

R. Retzlaff stated he would like to have this item on each agenda until it has passed.

10. Status Report on the Common Council implementing a waiting period for razing buildings.

Atty. Faulds stated the City cannot prevent anybody from razing their own property, and a waiting period can only delay the process. R. Retzlaff stated that a waiting period would give us a chance to at least document and record the property before a historic structure is razed. J. Flatt said that if a property is razed, an argument can be brought forth to rezone the area to bring about the land values highest use to get a better tax base for the City. This could cause problems if the property razed is in a residential neighborhood.

Ald. Steuer suggested designing a form letter to send out.

11. Status Report on the progress toward local historic designation of the Ft. Howard site.

R. Retzlaff stated we need to get the designation done before the regiment gets here in order to celebrate this as a historic site.

12. Status Report on the HPC preservation award winners.

Ald. Steuer stated he would like this presented at the September Common Council meeting.

NEW BUSINESS:

13. Review May 2016 Building Activity Reports

A motion was made by D. Doucette and seconded by D. Boyce to receive and place on file the May 2016 Building Activity Reports. Motion carried.

14. Review City Raze/Repair Orders and Demolitions.

R. Retzlaff stated none of the properties were historically significant.

A motion was made by R. Retzlaff and seconded by S. Ley to receive and place on file the City Raze/Repair Orders and Demolitions. Motion carried.

OTHER ANNOUNCEMENTS AND NEWS

N/A

NEXT MEETING DATE: July 11, 2016

ADJOURNMENT

A motion was made by S. Ley and seconded by D. Boyce to adjourn at 5:30 p.m. Motion carried.